



DEPARTMENT OF THE ARMY

U.S. Army Corps of Engineers
WASHINGTON, D.C. 20314-1000

REPLY TO
ATTENTION OF:

19 FEB 1993

CERE-P (405)

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Real Estate Policy Guidance Letter Number 5:
Screening Appraisal Reports During Preparation of the Real
Estate Audit

1. We received a formal suggestion that proposed retaining real estate appraisal reports as part of the final real estate audit assembly. The suggestion was based on the premise that appraisal reports provide critical clues as to whether property may have been contaminated at the time of acquisition and, if contaminated, where the area of contamination may be located.

2. Consideration and evaluation of the suggestion revealed that real estate appraisal reports on the vast majority of acquisition projects have been destroyed in accordance with normal records disposition standards; that it is only since about 1990 that appraisal reports have begun to focus on environmental contamination and its impacts; that using an appraisal report to pinpoint the location of an area of contamination depends largely on what is contained in the report; that the bulk of an appraisal (comparables, cost information, maps) would not provide any helpful information about environmental problems on a parcel of land. Nevertheless, it was felt that the appraisal reports may have some information indicating whether acquired land may have contained environmental contaminants.

3. Accordingly, the following change in procedure is directed regarding preparation of the real estate audit assembly: When the real estate audit is being prepared, the appraisal reports for that project or installation will be reviewed to see if they contain information indicating that the acquired land may have contained environmental contaminants. If such information exists, an extract of it will be made and be inserted into Exhibit A, Acquisition Documents, section of the realty historical file.

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4. During the course of evaluating the suggestion it was also determined that the Preliminary Assessment Screening (PAS) for military projects (AR 200-1) and the Initial Assessment Screening or other environmental documentation for civil works projects (ER 1165-2-132) should also be included in the realty historical file.

5. This change in procedure may be used immediately. It will be incorporated into ER 405-1-12 when Chapter 13 is revised.


B. J. FRANKEL

Director of Real Estate

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